

AP MORGAN



Compton Road, Pedmore
Asking Price £325,000

Features:

- Three-bedroom semi-detached family home
- Two shower rooms
- Spacious lounge, ideal for relaxing and entertaining
- Generously sized kitchen with room to cook and socialise
- Separate dining room, perfect for family meals
- Versatile rear sitting room, great for unwinding or displaying treasured items
- Two double bedrooms plus a single, flexible for family, guests, or a home office
- Converted garage, now a useful utility room and home gym space
- Mature rear garden with two greenhouses, ideal for keen gardeners
- Off-street parking for multiple vehicles
- New boiler, rewiring, and outside insulation, all up to date
- Quiet, well-established residential road with a strong sense of community
- Close to local shops, parks, and amenities
- Convenient access to Stourbridge town centre, coach routes, and train station

Description:

Not many homes come with two greenhouses, a garage turned home gym, and thirty-something years of memories growing in the back garden. This one does.

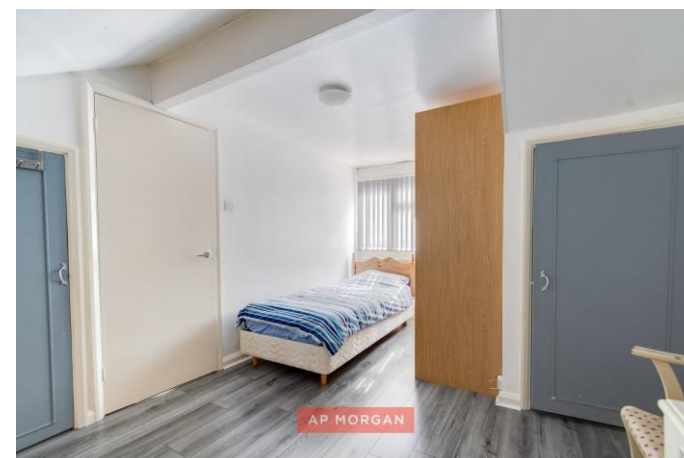
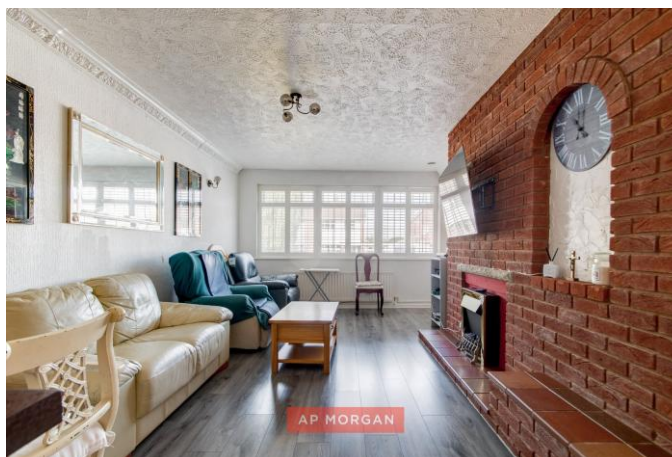
Tucked into a quiet, well-established road in Pedmore, this three-bedroom semi-detached home has been loved and looked after by the same family for years, and it shows in all the right ways. With a generous lounge, a sociable kitchen and dining room, a versatile rear sitting room, two shower rooms, a converted garage now doing double duty as a utility and exercise space, and off-street parking for several cars, this is a home that has been shaped around real life. Add a big, sunny rear garden that has fed the family's dinner table for years, and you have a property with genuine substance behind the doors.

We asked them what made them buy it...

"It was the quiet road and the friendly atmosphere that did it. We knew straight away this was somewhere we could settle. The garden was a big part of it too. We both love growing vegetables, and this house gave us the space to do that properly. Even now, after all this time, we still feel comfortable here. It's a good neighbourhood, and the neighbours really do look after each other."

What about the house itself?

"We converted the garage into a laundry room and exercise space, we had a treadmill in there for years. We also turned one of the rooms into a sitting room where we could relax and display our wedding presents, which has always meant a lot to us. The garden has two greenhouses, and every year when the vegetables are ready we pick them, chop them, bag them and freeze them. Quiet mornings out there have been some of our favourite moments in this house. We've kept everything up to date too, with new outside insulation, a new boiler, and rewiring throughout. When people



visit for the first time, they always comment on the good vibes and how big the garden is. What we'll miss most is the peace and quiet, the friendly neighbours, and how close everything is. The shops are just there when you need them."

Our agents say...

This is a home that rewards a closer look. The rear sitting room is a lovely surprise, a proper spot to unwind that doubles as a display space for the things that matter most. The converted garage is ideal for anyone who wants a home gym, a serious utility room, or both. And the garden is the real headline here, mature, sunny, and clearly a labour of love, with two greenhouses ready and waiting for the next keen grower to take over. Add generous off-street parking and easy access to Mary Stevens Park, Merry Hill, and the shops, schools, and transport links of Stourbridge, and you have a home that quietly ticks every box. It's perfect for a couple after a peaceful spot with room to potter, or anyone who has been dreaming of growing their own. Get in touch today and we'll arrange a viewing.

Details:
Porch

Hall

Living Room 18'5" x 12'7" (5.61m x 3.84m) Both Max

Kitchen 10'4" x 9'8" (3.15m x 2.95m) Both Max

Dining Room 9'1" x 9'5" (2.77m x 2.87m)

Reception Room 7'9" x 10'11" (2.36m x 3.33m)

Utility Room 13'11" x 10'5" (4.24m x 3.18m) Both Max

Storage/Gym 6'8" x 8'3" (2.03m x 2.51m)

Reception Room Two 7'2" x 9'5" (2.18m x 2.87m) Both Max

Bedroom One 10'2" x 11'5" (3.1m x 3.48m)

Ground Floor Shower Room 5'6" x 6'1" (1.68m x 1.85m)

Landing

Bedroom One 16'10" x 10'3" (5.13m x 3.12m) Both Max

Bedroom Two 7'7" x 8' (2.3m x 2.44m)

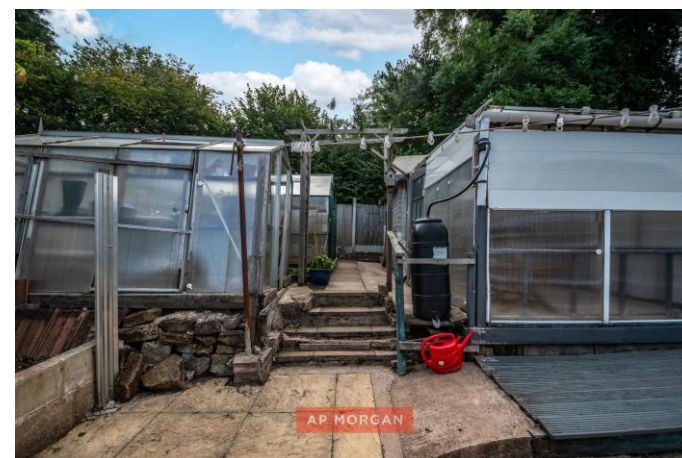
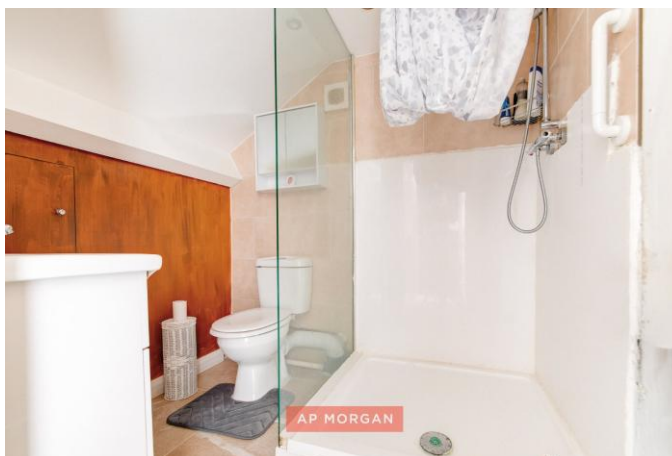
Shower Room 7'9" x 5'1" (2.36m x 1.55m)

EPC Rating: E

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

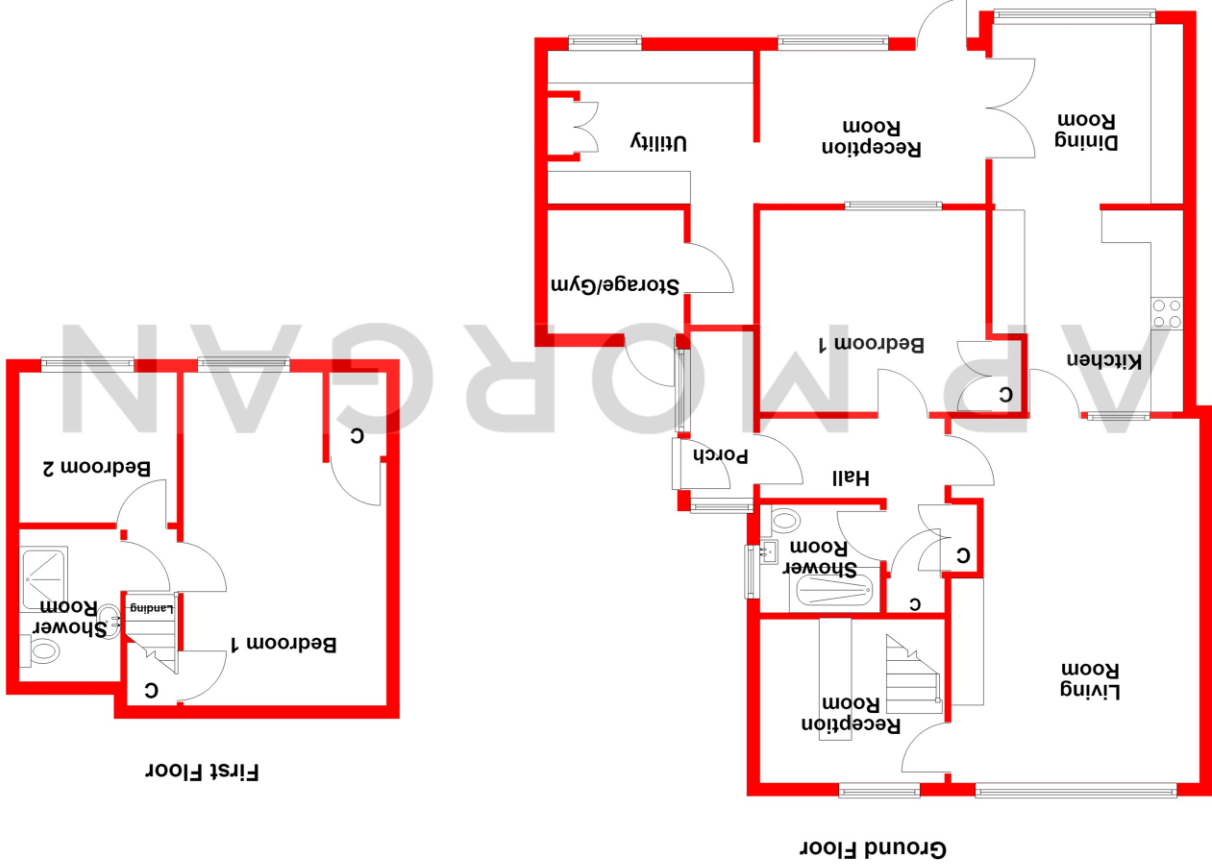
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 121.6 sq. metres (1308.9 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planip.

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